

**TOWN OF BUCKEYE, ARIZONA**  
**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMUNITY PLANNING AND DEVELOPMENT BOARD**  
**OCTOBER 12, 2004**

**CALL TO ORDER**

Vice-Chair Raney called the meeting to order at 7:00 p.m.

---

**ROLL CALL**

Present: Vice-Chair Bill Raney, Annette Napolitano, Carol Kempiak, Jim Zwerg,  
Alternate Dave Rioux and Alternate Tana Wrublik

Absent: Chair John Hawley, Earl Warren, Ruben Jimenez

Council Members: Chris Urwiller

Staff Present: Larry Harmer, Phil Garthright, Denise Lacey, Ian Dowdy, Scott Zipprich,  
Scott Rounds, Bob Costello, and Connie Meadows

**APPROVAL OF MINUTES**

Vice-Chair Raney asked for a motion to approve the minutes of the September 28, 2004 Regular Meeting. Member Kempiak made a motion to approve the minutes of the September 28, 2004 Regular Meeting, seconded by Member Zwerg. The motion passed unanimously.

**WITHDRAWALS/CONTINUANCES:**

**4A. GPA(m)04-352: Stotz Farms General Plan Amendment**

Request by Rob Rosztoczy, on behalf of Stotz Farms, Inc. for a minor General Plan Amendment on approximately 11 acres located generally on the northwest corner of Lower Buckeye Rd. and Perryville Rd. from the Planned Community land use district designation to the Commercial Center land use district designation. Rob Rosztoczy on behalf of Stotz Farms, Inc. was present for questions from the Board. Member Rioux made a motion to recommend approval of GPA(m)04-352. The motion was seconded by Member Wrublik. The motion passed unanimously.

**4B. RZ04-351: Stotz Farms Rezoning**

Request by Rob Rosztoczy, on behalf of Stotz Farms, Inc. for the rezoning of approximately 11 acres located generally on the northwest corner of Lower Buckeye Rd. and Perryville Rd. from Rural 43 (Maricopa County) to the Commercial Center land use district. Rob Rosztoczy on behalf of Stotz Farms, Inc. was present for questions from the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Rioux made a motion to recommend approval of RZ04-351. The motion was seconded by Member Zwerg. The motion passed unanimously.

## **5. NEW BUSINESS:**

### **5A. SP04-175: Site Plan-Sonoran Vista Water Tank – Well Site**

Request by Sonoran Vista Development Group, LLC, for site plan approval of a Tank/Well site and two Well Sites located within the subdivision known as Sonoran Vista generally located at the northwest corner of Roeser Street and Watson Road. Joe Kalish of Sonoran Vista Development Group, LLC, and Norm Payne of Fluid Solutions, presented the request to the Board. The site plan request was approved with the following changes: Stipulation “f” was changed to read: “Landscape and irrigation plans shall be reviewed and approved by the Planning and Development Director and landscape and irrigation system shall be bonded if not completed prior to issuance of a Certificate of Completion”. Stipulation “s” which read: “Site plan is subject to Town Engineer stipulations which were not available at time of report” was removed and replaced with the Engineers stipulations “s” and “t”. Stipulation “s” reads: “Final design of this site shall include a temporary access plan that shall be as approved by the Town Engineer” and stipulation “t” reads: “Noise attenuation for all equipment shall be provided so that sound levels will be no louder than 50 dB at 60 inches above the finished grade and as measured on the residential side of the site wall adjacent to the site.” Finally, stipulation “u” was added which reads: “Site Plan wall designs and color palette shall match that of the Sonoran Vista subdivision.” Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Wrublik made a motion to approve SP04-175 with the proposed changes in stipulations. The motion was seconded by Member Zwerg. The motion passed unanimously.

### **5B. A04-14: Copper Falls Annexation**

Request by RBF Consulting on behalf of KB Home for the annexation of approximately 272 acres into the Town of Buckeye as generally located west of Miller Road, south of Broadway Road, and north of Southern Avenue and also generally located in the east half of Section 30, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Jason Weber of KB Home presented the request for annexation to the Board. Member Rioux made a motion to recommend approval of A04-14. The motion was seconded by Member Zwerg. The motion passed unanimously.

### **5C. RZ04-254: Copper Falls Rezoning**

Request by RBF Consulting in association with Jason Weber of KB Home on behalf of Grace Youngker, B. Bar G. Farms L.L.L.P., and Marven Investments for the Rezoning of approximately 272 acres of land located generally southwest from the intersection of Miller Road and Broadway Road from the RR, Rural Residential Land Use District to that of the PC, Planned Community Land Use District. Jason Weber of KB Home presented the request for rezoning to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Napolitano made a motion to recommend approval of RZ04-254. The motion was seconded by Member Rioux. The motion passed unanimously.

**5D. A04-11: Curtis Coughlin Annexation**

Request by Curtis Coughlin, Arizona Land Services Group, for the annexation of approximately 157 acres located at the southeast corner of Broadway Road and Rooks Road. Mike Kelly presented the request for annexation to the Board. Member Zwerg made a motion to recommend approval of A04-11. The motion was seconded by Member Napolitano. The motion passed unanimously.

**5E. GPA(m)04-238: Curtis Coughlin General Plan Amendment**

Request by Curtis Coughlin, Arizona Land Services Group, for a minor General Plan Amendment to approximately 157 acres located at the southeast corner of Broadway Road and Rooks Road from Planned Community to Planned Residential and Commercial Center. Mike Kelly presented the request to the Board. Member Wrublik made a motion to recommend approval of GPA(m)04-238. The motion was seconded by Member Rioux. The motion passed unanimously.

**5F. RZ04-239: Curtis Coughlin Rezoning**

Request by Curtis Coughlin, Arizona Land Services Group, for the Rezoning of approximately 157 acres located at the southeast corner of Broadway Road and Rooks Road from R-43, Maricopa County, to Planned Residential and Commercial Center. Mike Kelly presented the rezoning request to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Rioux made a motion to recommend approval of RZ04-239. The motion was seconded by Member Zwerg. The motion passed unanimously.

**5G. GPA(m)04-308: Watson Yuma Crossing General Plan Amendment**

Request by Douglas Luther on behalf of Yuma Watson Crossing, L.L.C. for a minor General Plan Amendment on approximately 20 acres of land located generally southwest from the intersection of Yuma Road and Watson Road from the MR, Mixed Use Residential Land Use District to that of the CC, Commercial Center Land Use District. Douglas Luther on behalf of Yuma and Watson Crossing, L.L.C. presented the request to the Board. Member Kempiaak made a motion to recommend approval of GPA(m)04-308. The motion was seconded by Member Zwerg. The motion passed unanimously.

**5H. Case No. RZ04-307: Watson Yuma Crossing Rezoning**

Request by Douglas Luther on behalf of Yuma Watson Crossing, L.L.C. for the Rezoning of approximately 20 acres of land located generally southwest from the intersection of Yuma Road and Watson Road from the MR, Mixed Use Residential Land Use District to that of the CC, Commercial Center Land Use District. Douglas Luther on behalf of Yuma and Watson Crossing, L.L.C. presented the rezoning request to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Rioux made a motion to recommend approval of RZA04-307. The motion was seconded by Member Zwerg. The motion passed unanimously.

**5I. A04-12: John E. Garretson Annexation**

Request by John E. Garretson, for the annexation of approximately 305 acres generally located east of Miller Road between McDowell and Yuma Roads. Mike Chasse on behalf of John E. Garretson presented the request for annexation to the Board. Member Zwerg made a motion to recommend approval of A04-12. The motion was seconded by Member Rioux. The motion passed unanimously.

**5J. MGPA04-242: John E. Garretson Major General Plan Amendment**

Request by John Garretson for a Major General Plan Amendment to the Town of Buckeye General Plan Land Use District Map designating approximately 305 acres generally located east of Miller between McDowell Road and Yuma Road as Planned Residential instead of the current Rural Residential designation. Mike Chasse on behalf of John E. Garretson presented the request to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Wrublik made a motion to recommend approval of MGPA04-242. The motion was seconded by Member Zwerg. The motion passed unanimously.

**5K. RZ04-243: John E. Garretson Rezoning**

Request by John Garretson, for the rezoning of approximately 305 acres generally located east of Miller between McDowell Road and Yuma Road from R-43, Maricopa County to Planned Residential. Mike Chasse on behalf of John E. Garretson presented the rezoning request to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Rioux made a motion to recommend approval of RZS04-243. The motion was seconded by Member Zwerg. The motion passed unanimously.

**5L. A04-16: Kyle Hindman Annexation**

Request by Kyle Hindman, for the annexation of approximately 198 acres generally located south of Beloit Road and east of Rooks Road. Rick Swanson on behalf of Kyle Hindman presented the annexation request to the Board. Member Zwerg made a motion to recommend approval of A04-16. The motion was seconded by Member Rioux. The motion passed unanimously.

**5M. MGPA04-275: Kyle Hindman Major General Plan Amendment**

Request by Roy Bennett and Kyle Hindman for a Major General Plan Amendment to the Town of Buckeye General Plan Land Use District Map designating approximately 198 acres generally located south of Beloit Road and east of Residential designation. Rick Swanson on behalf of Kyle Hindman presented the request to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Zwerg made a motion to recommend approval of MGPA04-275. The motion was seconded by Member Wrublik. The motion passed unanimously.

**5N. RZ04-276: Kyle Hindman Rezoning**

Request by Roy Bennett and Kyle Hindman, for the rezoning of approximately 198 acres generally located south of Beloit Road and east of Rooks Road from R-43, Maricopa County to Planned Residential/Commercial Center/Mixed Residential. Denise Lacey informed the Board that the approximate rezoning request is for 194 acres and not the 198 stated in the description. Rick Swanson on behalf of Kyle Hindman presented the rezoning request to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Napolitano made a motion to recommend approval of RZ04-276. The motion was seconded by Member Kempiak. The motion passed unanimously.

**6. COMMENTS FROM THE PUBLIC: None**

**REPORT FROM STAFF:**

Staff reported that the next Development Board meeting would be on October 26, 2004.

**REPORT FROM THE DEVELOPMENT BOARD:**

**ADJOURNMENT:**

Member Napolitano made a motion to adjourn the meeting seconded by Member Kempiak. The Meeting adjourned at 9:15 p.m.

---

Bill Raney, Vice-Chair

**ATTEST:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 12th day of October 2004. I further certify that the meeting was duly called and that a quorum was present.

---

Larry Harmer, Secretary